

ORDINANCE NO. 990715-83

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:

TWO TRACTS OF LAND OUT OF THE WILLIAM CANNON LEAGUE AND WESTWOOD HEIGHTS SUBDIVISION, FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT AND DEVELOPMENT RESERVE (DR) DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT, AND NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT, LOCALLY KNOWN AS 9316 CHISOLM LANE AND 1112 WEST SLAUGHTER LANE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 25-2-191 of the City Code is amended to change the base zoning districts on the property described in File C14-98-0270, as follows:

Tract 1: From Single Family Residence Standard Lot (SF-2) district to Limited Office-Conditional Overlay (LO-CO) combining district.

A 35,535 square foot tract of land out of a portion of Lots 1 and 2, Westwood Heights Section 1 Subdivision in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

Tract 2: From Development Reserve (DR) district to Neighborhood Commercial-Conditional Overlay (LR-CO) combining district.

A 1.198 acre tract of land out of the William Cannon League in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance, (the "Property")

locally known as 9316 Chisolm Lane and 1112 West Slaughter Lane, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "C".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. Notwithstanding any other provision of the City Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, may be approved or released, and no building permit for construction of a building on the Property, may be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 2,000 vehicle trips per day.

2. There shall be no vehicular access from the Property to Chisolm Lane. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

3. As to Tract 2, the following use of the Property is prohibited: Service Station and Financial Services.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

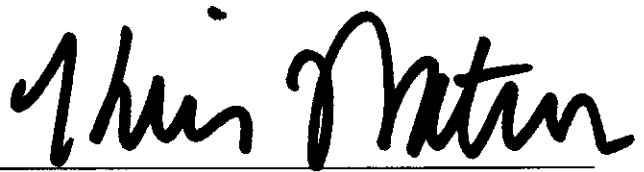
PART 3. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on July 26, 1999.

PASSED AND APPROVED

_____, July 15, 1999

§
§
§



Kirk Watson
Mayor

APPROVED: _____



Andrew Martin
City Attorney

ATTEST: _____



Shirley A. Brown
City Clerk

FIELD NOTES
FOR

35,535 SQUARE FEET OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF LOTS 1 AND 2, WESTWOOD HEIGHTS SECTION 1, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS RECORDED IN PLAT BOOK 10, PAGE 95 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pin found in the East line of said Lot 1, being at the Northeast corner of that certain 0.1065 acre tract of land granted to Travis County, Texas, by instrument recorded in Volume 13164, Page 1019 of the Real Property Records of Travis County, Texas, being in the North r.o.w. line of Slaughter Lane, for the Southeast corner and PLACE OF BEGINNING hereof;

THENCE along the North line of said 0.1065 acre tract, being along the North r.o.w. line of Slaughter Lane, S 87°36'47" W for a distance of 189.38 feet to an 'X' cut in concrete at the Northwest corner of said 0.1065 acre tract, for the Southwest corner hereof;

THENCE along the West line of the herein described tract, N 02°11'09" W for a distance of 175.15 feet to a 1/2 inch iron pin found in the North line of said Lot 2, being in the South line of Lot 1, Texas Oaks Section 1-A, a subdivision recorded in Plat Book 81, Page 88 of the Plat Records of Travis County, Texas, for the Northwest corner hereof;

THENCE along the North lines of said Lots 1 and 2, Westwood Heights Section 1, N 87°34'15" E for a distance of 216.22 feet to a 1/2 inch iron pipe found at the Northeast corner of said Lot 1, for the Northeast corner hereof;

THENCE along the East line of said Lot 1, S 06°30'48" W for a distance of 177.44 feet to the PLACE OF BEGINNING and containing 35,535 square feet of land, more or less.

SURVEYED BY:
ROY D. SMITH SURVEYORS, P.C.


ROY D. SMITH

REGISTERED PROFESSIONAL SURVEYOR NO. 4094
January 27, 1999

Job No. 2152

NOTE: Field Notes corrected June 24, 1999

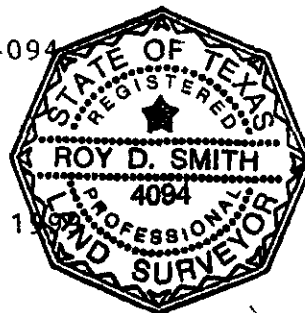


Exhibit "A"

990715-83

EXHIBIT TO ACCOMPANY FIELD NOTES FOR 35,535 SQUARE FEET OF LAND

LEGEND

- 1/2" Iron Pin Found
- ⊙ 1/2" Iron Pipe Found
- ⊗ "x" Cut In Concrete

Lot 3, Blk. G
Texas Oaks
Pl. Bk. 80, Pg. 212

SCALE 1" = 40'

Lot 1

Lot 2

Texas Oaks Section 1-A Pl. Bk. 81, Pg. 88

N 87° 34' 15" E

216.22'

LOT

2

LOT 1

WESTWOOD HEIGHTS SECTION 1
Plat Book 10, Page 95

35,535 SQUARE FEET

175.15'
N 02° 11' 09" W

177.44'
S 06° 30' 48" W
1.40 Acres
Vol. 2016, Pg. 399

"Bearing Basis" - Vol. 13164, Pg. 1019
S 87° 36' 47" W 189.38'

Place of Beginning
For Field Notes

Travis County, Texas (0.1065 Ac.)
Volume 13164, Page 1019

330' ± To Chisholm Lane

SLAUGHTER LANE

SURVEYED BY
ROY D. SMITH SURVEYORS, P.C.

Roy D. Smith

ROY D. SMITH

Registered Professional Surveyor No. 4094

1214 West 5th Street

Austin, Texas 78705

Ph. (512) 478-9821

January 27, 1999

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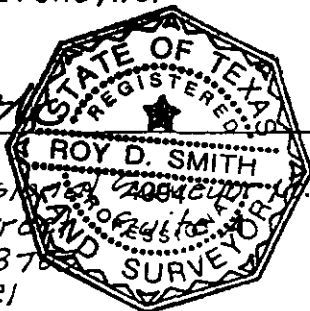


EXHIBIT "B"
METES AND BOUNDS DESCRIPTION
1.198 ACRES

WILLIAM CANNON LEAGUE, TRAVIS COUNTY, TEXAS

ALL THAT CERTAIN PARCEL OR TRACT OF LAND BEING 1.198 ACRES OUT OF THE WILLIAM CANNON LEAGUE IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME CERTAIN TRACT KNOWN AS LOT 14-B OF WESTERN- RIDGE ESTATES, AN UNRECORDED SUBDIVISION, DESCRIBED IN A QUITCLAIM DEED FROM MORRIS PITTMAN SENIOR TO ALBERT LEROY PITTMAN, OF RECORD IN VOLUME 12147, PAGE 153 OF THE REAL PROPERTY RECORDS, SAVE AND EXCEPT THAT CERTAIN TRACT CALLED 0.1894 IN A CONVEYANCE TO TRAVIS COUNTY, TEXAS, OF RECORD IN VOLUME 11233, PAGE 1502 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.198 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the west R.O.W. line of Chisholm Trail North, a 50' Right-of-Way, at the northeast corner of said Pittman and southeast corner of that certain tract called 1.5 acre in a deed to Thomas O. Whittington and Fredda N. Whittington, of record in Volume 5122, Page 247 of the Deed Records of Travis County, Texas, for the northeast corner and POINT OF BEGINNING hereof

THENCE with the east line of said Pittman tract and west R.O.W. line of Chisholm Trail North, S11-58'34"W for a distance of 113.05 feet to a 1/2" iron rod set at a point of curve in the east line of said Pittman tract and at the northeast corner of said Travis County tract, for the easterly southeast corner hereof

THENCE with the north line of said Travis County tract, with said curve to the right, whose radius is 20.00 feet, and whose long chord bears S51-14'11"W for a distance of 25.31 feet to a 1/2" iron rod set at a point of tangency, in the north line of said Travis County tract and in the new north Right-of-Way line of Slaughter Lane, for the westerly southeast corner hereof

THENCE with the north line of said Travis County tract and new north R.O.W. line of Slaughter Lane, N89-30'12"W for a distance of 311.93 feet to a 1/2" iron rod set in the west line of said Pittman tract, at the northwest corner of said Travis County tract, for the southwest corner hereof

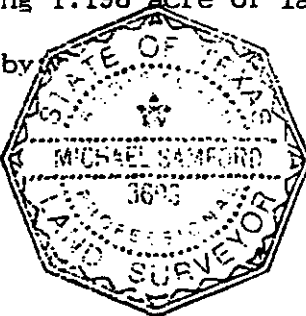
THENCE with the west line of said Pittman tract, called to be in coincidence with the east line of Lot 1, Westwood Heights Section 1, but found to be in deviation thereto, N00-08'29"E for a distance of 193.66 feet to an axle found at the northwest corner of said Pittman tract and southwest corner of said Whittington tract, for the northwest corner hereof

THENCE with the north line of said Pittman tract and south line of said Whittington tract, S78-13'00"E for a distance of 324.54 feet to the POINT OF BEGINNING hereof, and containing 1.198 acre of land, more or less.

As surveyed January 27, 1995, by

[Signature]

Michael Samford, R.P.L.S. 3693

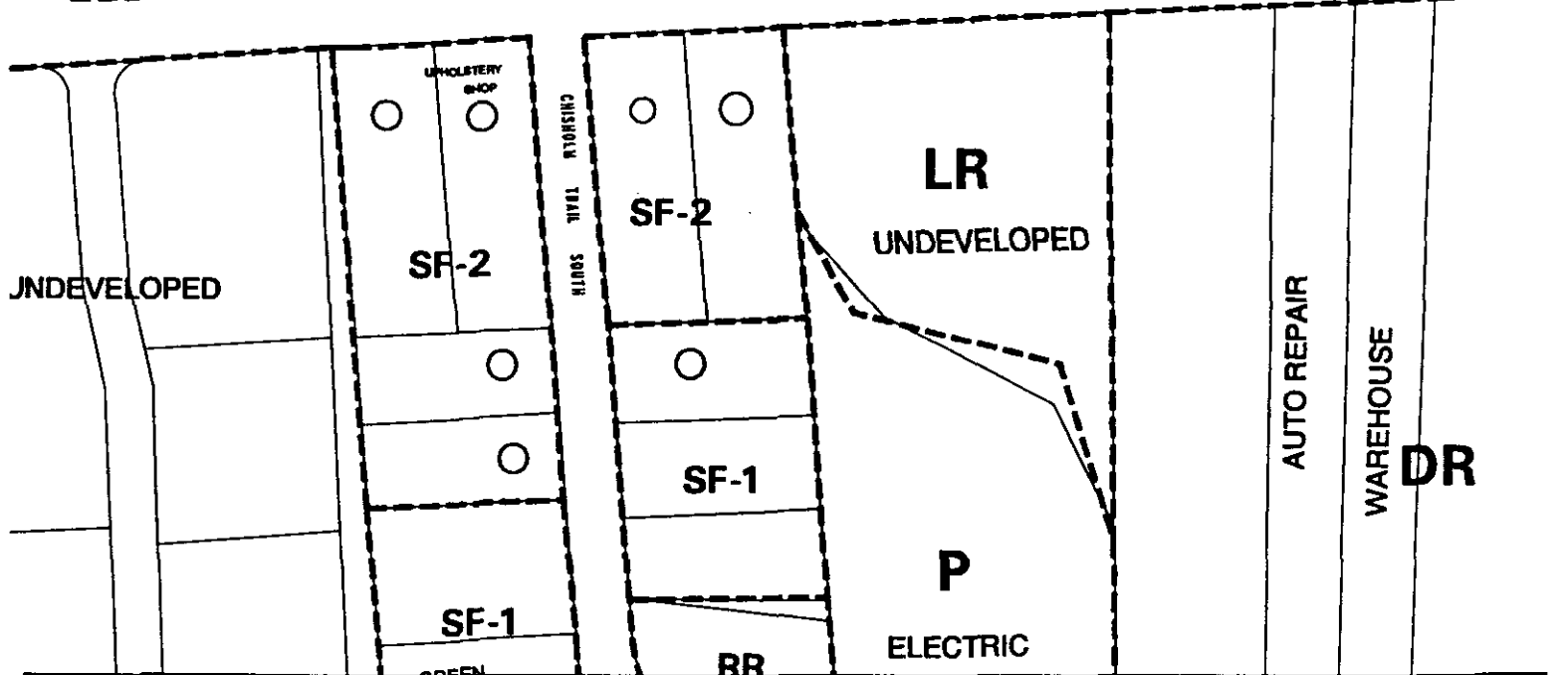
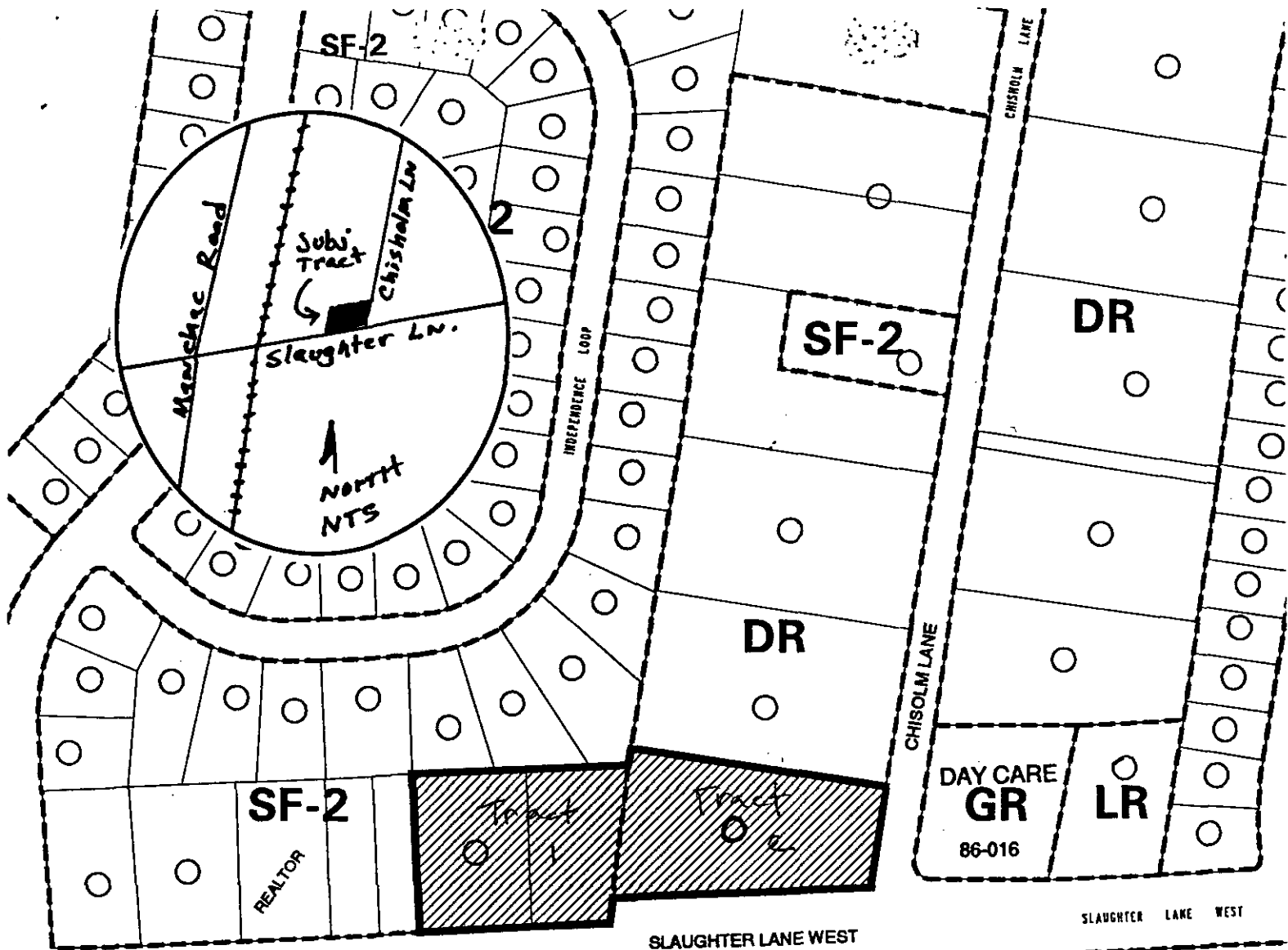






2025-3 07:03

REAL PROPERTY RECORDS 950016
 TRAVIS COUNTY, TEXAS

12370 1146

990715-83



 1" = 200'	SUBJECT TRACT 	ZONING EXHIBIT 'C'		CITY GRID REFERENCE NUMBER E14,F14
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-98-0270		
	CASE MGR: JARRIAGA	ADDRESS: 9316 CHISOLM LA. & 1112 W. SLAUGHTER LA. SUBJECT AREA (acres): 2.048	DATE: 99-03 INTLS: TRC	